

To: Finance Committee
From: Mark Stevens
Date: August 24, 2026
RE: City Hall Renovations

City staff have reviewed the City Hall renovation project and have eliminated aspects that are not considered highest priority. In addition to these cuts, there may be ability to complete second floor renovation designs internally.

City Hall Renovations - August 2026 Revised List

Area	2027 Projected Costs			Notes
	Hard Costs	Soft Costs	Total Costs	
3. Exterior Concrete Steps (2)			\$0	
4. City Hall - First Floor - PD (5725 SF)	\$1,593,000	\$317,000	\$1,910,000	No Evidence Relocation Costs
4A. City Hall - Police Garage (6886 SF)			\$0	
5. City Hall - 2nd Floor - Conference (640 SF)			\$0	
6. City Hall - 2nd Floor - Lobby (1636 SF)			\$0	
7. City Hall - 2nd Floor - City Attorney (892 SF)	\$200,700	\$80,000	\$280,700	
8. City Hall - 2nd Floor - Conference (626 SF)			\$0	
9. City Hall - 2nd Floor - Court (1392 SF)	\$320,160	\$120,000	\$440,160	
10. City Hall - 2nd Floor - Staff (2572 SF)	\$655,860	\$200,000	\$855,860	
11. City Hall - 2nd Floor - Restrooms (646 SF)	\$290,700	\$34,000	\$324,700	
1. City Hall - Lower Level - Media (1954 SF)			\$0	
2. City Hall - Lower Level - I.T. (730 SF)			\$0	
FEH fees proposal amnt > Maas estimates		\$78,000	\$78,000	
MWS reductions for FFE & Contingency		(\$176,000)	(\$176,000)	
12. City Hall - North Parking Area			\$0	
13. City Hall - Exterior Tuckpointing			\$0	
14. City Hall - Roof Replacement			\$0	
15. City Hall - HVAC Equipment Replacement			\$0	
TOTAL	\$3,060,420	\$653,000	\$3,713,420	
Phase 1	\$1,593,000	\$317,000	\$1,910,000	No Inflation
Phase 2	\$1,467,420	\$336,000	\$1,947,694	Including add of 8% Inflation
All Hard Costs include 10% Contingency			\$3,857,694	Total
Original - Full Project				
Phase 1 - Early 2027 (5 Months)	1,737,000	364,000	2,101,000	
Phase 2 - Late 2028 - Early 2029 (5 Months)	2,489,220	736,000	3,483,238	
			5,584,238	

2026 approved budget: \$652,426

Boiler replacement	412,426
Exterior stairs	40,000
Office access controls	<u>4,500</u>
Available funds	195,500

Request:

The original proposal for Phase I (first floor) architectural and engineering fees including schematic design, design development, and construction documents totaled \$153,500. The schematic design fees for Phase II (second floor and basement) were \$37,500, bringing the combined total to \$191,000. Given the reduced scope of the project, I am requesting authorization to obtain a revised proposal reflecting the updated expectations and to proceed with the architectural and engineering design services noted above.

We have been advised that this project would likely receive the most competitive pricing if scheduled as a winter construction project. Based on the current Phase I estimate of \$1,756,500 (derived from the \$1,910,000 total on page 1 less the \$153,500 architect fees), we could issue bids in late summer 2027 for a fall start. This approach would allow the project costs to be spread across two fiscal years, enabling borrowing for approximately half the project in each year. Obviously, a delayed construction will likely result in increased material costs.